



## Pre-Lodgement Application Form

Portal Application number:  
PAN-94379

### Applicant contact details

Title	Mr
First given name	Simon
Other given name/s	
Family name	Jones
Contact number	
Email	
Address	PO Box 156 MUDGEE NSW 2850
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Mid-Western Regional Council
ABN / ACN	
Is the nominated company the applicant for this application?	Yes

### Owner/s of the development site

Owner/s of the development site	A company, business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	Mid-Western Regional Council
ABN / ACN	

I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. - Yes

Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.

### Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

### Development details

Application type	Development Application
Site address #	1
Street address	3 CARWELL STREET RYLSTONE 2849
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	2 / - / DP565936 145 / - / DP755789
Primary address?	Yes

Planning controls affecting property	Land Application LEP	Mid-Western Regional Local Environmental Plan 2012
	Land Zoning	RU5: Village
	Height of Building	8.5 m
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	600 m <sup>2</sup>
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Flood Planning	Flood Planning Area
	Groundwater Vulnerability	Groundwater Vulnerable
	Local Provisions	Refer to Clause 4.2A
	Terrestrial Biodiversity	High Biodiversity
	Bushfire Prone Land	Vegetation Category 2

#### Proposed development

Proposed type of development	Dwelling Demolition
Description of development	Mid-Western Regional Council wish to update the Rylstone Caravan Park: 1. New amenities/office/laundry building, up grade the water and sewer infrastructure, waste removal, internal road ways and internal electrical submains/powered outlets 2. Demolish and remove the existing amenities building 3. Upgrade and renew all caravan and camping sites 4. Extend the boundary line 5. New fencing adjoining the golf course and the Aboriginal land claim Caravan park to remain open with the current approval to operate
Dwelling count details	
Number of dwellings / units proposed	1
Number of storeys proposed	1
Number of pre-existing dwellings on site	2
Number of dwellings to be demolished	2
Number of existing floor area	187
Number of existing site area	71,700
Cost of development	
Estimated cost of work / development (including GST)	\$525,000.00
Do you have one or more BASIX certificates?	No
Subdivision	
Number of existing lots	1
Is subdivison proposed?	No

Proposed operating details	
Number of staff/employees on the site	1
Number of parking spaces	23
Number of loading bays	1
Is a new road proposed?	No
Concept development	
Is the development to be staged?	Yes, this application is for staged development which may include concept and/or multiple stages.
Description of the proposed staging of the development	Council has grant funding to complete stage one of the Rylstone Caravan Park upgrade in the 21/22 financial year and will manage the second stage of the building project in the 22/23 financial year
Crown development	
Is this a proposed Crown development?	Yes
Please identify NSW government agency	Crown - Orange Office

#### Related planning information

Is the application for integrated development?	No
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat?	No
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	No
Is the application accompanied by a voluntary planning agreement (VPA) ?	No
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	Yes
Have you already applied for approval under s68 of the Local Government Act?	No
Would you like to apply for approval under s68 of the Local Government Act?	Yes
10.7 Certificate	
Have you already obtained a 10.7 certificate?	No
Tree works	
Is tree removal and/or pruning work proposed?	No
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
Affiliations and Pecuniary interests	
Is the applicant or owner a staff member or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the	No

application?	
Political Donations	
Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
Please provide details of each donation/gift which has been made within the last 2 years	

#### Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The Environmental Planning and Assessment Regulation 2000 and Council's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development.

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the Council's adopted fees and charges. If your development needs to be advertised, the Council may charge additional advertising fees.

Once this application form is completed, it and the supporting documents will be submitted to the Council for lodgement, at which time the fees will be calculated. The Council will contact you to obtain payment. Note: When submitting documents via the NSW Planning Portal, credit card information should not be displayed on documents attached to your development application. The relevant consent authority will contact you to seek payment.

The application may be cancelled if the fees are not paid:

Company Name	Mid-Western Regional Council
ABN	96 149 391 332
ACN	
Trading Name	
Email address	
Billing address	PO Box 156 MUDGEES NSW 2850

#### Application documents

The following documents support the application.

Document type	Document file name
Aboriginal Cultural Heritage Report	Rylstone Caravan Park Upgrade - Native Title Advice
Architectural Plans	2172-5A 2172-3B 2172-1B 2172-2A 2172-4B
BASIX certificate	Section J assessment_Rylstone Caravan Park_verB
Cost estimate report	Detailed Cost Estimate - SCCF-0591
Geotechnical report	36407-GR01_A - Geotechnical Investigation Report
Other	CP011 APPROVAL to Operate a Caravan Park - Rylstone Caravan Park Asbestos Management Plan - AMP 336-2 - Rylstone Caravan Park
Owner's consent	Crown Approval - Rylstone Caravan Park - Letter to Mid - Western Crown Approval - Rylstone Caravan Park - Letter to applicant Mid
Site plans	Rylstone Caravan Park Masterplan 18 March 2021
Statement of environmental effects	form---statement-of-environmental-effects---planning-2
Stormwater drainage plan	Rylstone Caravan park - drainage
Structural engineers report	Footing design - 37099-S01 S02_A
Survey plan	21-657 Signed Sketch - Rylstone Caravan Park

#### Applicant declarations

I declare that all the information in my application and accompanying documents is , to the best of my knowledge, true and correct.	Yes
I understand that the development application and the	

accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this development application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
If the consent authority is a Council, that Council may use the information and materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at the Council's Customer Service areas and on the Council's website.	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	Yes
I agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	